

City of Weslaco

"The City on the Grow"



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Department of Planning & Code Enforcement Plan Check Requirements for Residential Construction

Construction drawings of your projects are necessary for you to obtain a building permit. As the property owner, you may prepare plans for buildings for your own use or occupancy, including single-family dwellings of wood frame construction, not over two stories in height. An architect or engineer, registered in the State of Texas as such, must prepare plans and specifications for any other project. For unusual or non-standard designs, the Building Official may require plans and specifications to be prepared and designed by an architect or engineer. Only complete construction drawings will be accepted for review. **The items listed below must be included before your building permit application can be accepted.**

Your completed application will be reviewed by the appropriate City agencies, which will advise you, by mail or telephone, of any deficiencies in your plans. Any deficiencies noted must be corrected before the building permit will be issued. Upon completion, you will be notified by telephone or mail of approval and remaining fees due.

One copy of the approved plans, with corrections and requirements noted, will be returned to you with your building permit. The plans and permit must be available on the job site at all times during construction. Information concerning inspection requirements will be given to you with your permit. The City is employing a multi-distribution process for permit processing in which each reviewing agency receives a copy of the plans at the same time. Generally, for new dwellings, this involves two sets of plans; the designer or architect signs one of the sets. You need only supply two sets of calculations, specifications or special product information. (Be sure the engineer signs all calcs.) You should verify with the building department exactly how many sets are needed before applying.

GENERAL REQUIREMENTS:

- ___ Two (or appropriate number of) copies of plans, plus two sets of structural and energy calculations, reports, etc. as necessary for you project.
- ___ One set of 11" X 17" reduced size floor and site plan.
- ___ Indelible reproductions only.
- ___ Good grade of single sheet plain white paper, (no tape) for plans.
- ___ No red ink or pencil marks on plans
- ___ Signatures must be in ink, no copies. (Professional signatures may occur upon completion of processing)
- ___ Signature and stamp of engineer on calculations and/or engineered sheets of drawings.
- ___ All signatures to be in ink, no copies.

- ___ Minimum sheet size 36" X 24" (calcs and specs may be 8 1/2" X 11")
- ___ Note on the plans indication which codes are being used. (Note: all codes must reflect code adopted by the State of Texas and City of Weslaco, current codes and ordinances)

___ **FOR ADDITIONS AND REMODELS:** Clearly distinguish between new and existing construction on

() Plot plan, () elevations, () floor plan, () foundation, () framing details, () structural details.

PLOT PLAN:

- ___ Scale 1" = 10' or 20', 1/8" or 1/4" = 1' or other appropriate scale
- ___ Entire property shown with dimensions of boundaries, locations of existing and proposed buildings in relation to each other.
- ___ North arrow
- ___ Building setbacks from property lines, % of lot coverage.
- ___ Off-street parking, driveways, walkways (include driveway profile)
- ___ All rights-of-way and easements
- ___ Proposed location of on-site sewer, lateral, clean-outs, manholes connections to street lateral, etc.
- ___ Indicate curbside improvements (sidewalk, gutter, etc.)
- ___ Existing r/w and pavement width of street(s) fronting the lot.
- ___ Drainage system (see erosion control plan requirements)

ELEVATIONS:

- ___ Scale 1/4" = 1' - 0" (1/8" scale ok for very large projects)
- ___ Four elevations, labeled North, South, East, West
- ___ Relative ground elevations, including natural and finished grades
- ___ Height of structure, (highest and lowest projections)
- ___ Demonstrate roofing material, exterior finish, height of chimney above combustible material, trim, gutters, downspouts, velocity dissipaters, handrails, guardrails, etc.

FLOOR PLANS:

- ___ Scale 1/4" = 1' - 0"
- ___ Width of walls and portions delineated (single lines indicating walls are unacceptable)
- ___ Dimension lines must clearly demonstrate termination of dimension such as outside, inside or centerline of partition. Use feet and inches normally, inches only on small distances.
- ___ Dimensions and arrangement of rooms and partitions on each floor, inches
- ___ Square footage of heated and unheated space.
- ___ Fully dimension all partitions
- ___ Label doors and windows with identifying symbols (window and door schedule is required, but may be on a separate sheet.
- ___ Indicate finish of floors, countertops, vanities, etc.
- ___ Splash protection type for showers and bath tubs (doors or curtains) indicate glass doors as "Type II tempered glass"
- ___ Location of smoke alarm, fans, skylights.
- ___ Indicate hand rails and guard rails

- ___ Indicate water heater, furnace and dryer types, If gas call out b.t.u. rating, make and model. (Units must be approved)
- ___ Indicate elevation of flame/spark/glow heights of furnace or water heater in garage
- ___ Indicate firewall protection of attached garages, property line walls, under stair storage areas, area separation walls, etc.
- ___ Call out rise and run of stair, indicate stairway width (36" min.)

ELECTRICAL PLAN: (May be included on floor plan)

- ___ Scale 1/4" = 1' - 0"
- ___ Location of all outlets, switches, lights, fans, smoke detectors, sub-panels (w/rating), service (w/rating), electrical appliances.
- ___ Identify location of all GFI protected outlets in bathrooms, garages, kitchens, outdoors and in wet location required by the National Electrical Code, AFCI protection required for all bedroom circuits.
- ___ Indicate specialized circuits (i.e., kitchen small appliance, dedicated laundry, dishwasher/garbage disposal, etc.)
- ___ Location of main service.

PLUMBING PLAN: (May be included on floor plan)

- ___ Scale 1/4" = 1' - 0"
- ___ Location of all fixtures. Verify that all fixtures are low flow type.
- ___ Location of hose bibs (approximate)
- ___ Location of back flow preventers.
- ___ Location of gas meter.
- ___ Size and material of gas lines serving fuel burning appliances.
- ___ Size and material of water piping.
- ___ Size and material DWV piping.

MECHANICAL PLAN: (May be included on floor plan)

- ___ Scale 1/4" = 1' - 0"
- ___ Location, output Btuh, make and model of HVAC unit(s)
- ___ Location of ductwork and floor registers, include size and material
- ___ Location, size and material of return air register and duct.
- ___ Location of fire dampers and/or protection of fire wall penetration
- ___ Identify combustion air sources for fuel burning appliances.

FOUNDATION PLAN:

- ___ Scale 1/4" = 1' - 0"
- ___ Layout of foundation walls, footings and slabs w/ dimensions
- ___ Layout of piers, beams, trusses, joist direction, pilings, etc.
- ___ Detail of footing/stem/slab design, slab connection, sill material, anchor bolts (include spacing), seismic anchorage/ shear wall connections and a note indicating minimum Fb for concrete (2000 psi min.)
- ___ Location of crawl space vents, U/F access, heating duct layout
- ___ A soil report is required unless waived by the Building Official

___ Under slab plumbing and electrical runs

FRAMING:

- ___ Indicate size, spacing, material, species and grade of all wood members. Call out species and grade of all wood used.
- ___ Complete typical cross section of each major framing type (use section lines on floor and foundation plans to identify each section)
- ___ Footing, foundation and finish grades in relation to framing.
- ___ Crawl space, ceiling and attic heights (show on section drawing)
- ___ All floor, wall, ceiling & roof framing with size and spacing of members
- ___ Exterior frame elevation detail along major wall
- ___ Lateral and seismic bracing details. (Engineering may be required)
- ___ Roofing, roof sheathing and exterior wall materials. (All materials must be Class B or better including side shingles.)
- ___ Insulation Placement (indicate type also)
- ___ Show how positive cross-flow ventilation of under floor, attic, cathedral ceiling, flat roof areas will be achieved.
- ___ **FOR ADDITIONS:** Show adequate cross ties between new and existing work. Call out straps, braces, nailing, etc. Full framing details are required. Additions over 50% and alterations over 75% of the existing structure will necessitate a set of plans, and a Rescheck report.

DETAILS:

- ___ Scale: suitable to fully explain the depicted detail
- ___ High strength connections (may also require special inspection)
- ___ Rated floor ceiling assemblies, party walls, property line walls
- ___ Connection of framing members including hanger, straps, etc.
- ___ Nailing schedule for shear walls
- ___ Footing, pier, grade beam, (including connections to framing).

- ___ **ON DECKS:** Framing layout, footing design, bracing, guardrails, etc.
- ___ Wood stoves, fireplaces (Note: if using manufactured stove or fireplace, include make, model and mfr's brochure if available. If masonry fireplace, detail design, (masonry Design Handbook OK)
- ___ Cross section of stair framing and handrail design
- ___ Engineering calculations, (be sure they're signed and identified)

ENERGY CONSERVATION REQUIREMENTS:

- ___ basic energy standards for residential buildings shall be the current International Energy Conservation Code 2003 edition, for all new residential buildings as adopted by the State of Texas and the City of Weslaco. Two copies of compliance form on 8 1/2 x 11 sheets must be submitted.

ENGINEERING:

- ___ Retaining walls over 4 feet high or carrying a surcharge
- ___ Large load bearing beams, including glu-lams
- ___ Large or high strength timber connections

- ___ Non-standard foundations
- ___ Any span exceeding 25 feet
- ___ All trussed spans (Calcs are required at time of submission)
- ___ Buildings over two stories in height
- ___ Buildings employing steel frame components (those portions only)
- ___ Buildings of adobe, hollow unit or brick masonry or concrete or other non-standard material
- ___ Buildings of other than standard construction practice
- ___ Lateral analysis is required on all exposure "C" (high wind) structures
- ___ Elevation certificates are required for structures in flood plane

ZONING REQUIREMENT:

Your project may require design review by the Zoning Section prior to application for a building permit. You are advised to make contact with the Planning Department prior to design and submittal to ascertain whether or not this applies to your case.

FLOOD PLAIN MANAGEMENT:

If your structure is located within a flood plain/way **FEMA** regulation may apply. Extensive remodeling or additions may require the entire structure be elevated above the base flood elevation. New construction must be elevated above the base flood elevation and an elevation certificate provided to the building department. Detailed information and forms are available at the building department.